(b) whether the existing third floor properties, though approved in the Master Plan-2021 are not being regularized;

(c) if so, the details thereof;

(d) whether Government are also considering to enhance the FAR limit of 350 for residential properties to allow regularization of properties within the height of 15 metres;

(e) if so, the details of the proposal; and

(0 if not, the manner in which Government proposes to give relief to property owners within the permissible height but with FAR exceeding 350?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) to (c) MPD-2021, notified on 7.2.2007, *inter alia,* prescribes the Development Control Norms for buildings in residential plotted housing on different size of plots in respect of maximum ground coverage, Floor Area Ratio (FAR) and maximum height of the building as 15 metres. These parameters subject to fulfilment of other terms and conditions, determine the number of floors which could be constructed on a given size of plot. However, the matter is *subjudice* and the Supreme Court in W.P. No. 4677 of 1985 in the case of M.C. Mehta vs. Union of India & others *vide* its Orders dated 7.5.2007 and 23.7.2007 has permitted additional floors only on those cases where construction were permissible on the basis of the MPD-2001 as modified in 1998 and such cases where additional floor has been sanctioned and constructed before 7.5.2007. By virtue of these orders, additional floor without dwelling unit is allowed only on plots measuring 250 sqm. and above in size and facing 24 m and more wide roads. Applications which do not fulfil these parameters are not being entertained at present.

(d) to (f) MPD-2021 provides that 100% Ground coverage and 350 FAR shall be eligible for regularisation of construction already existing as on 22.9.2006 on payment of charges as per the Notification, in respect of plot size upto 175 sqm.

Sealing of properties of registered professionals

1540. SHRI DHARAM PAL SABHARWAL: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that properties of large number of professionals in South Extension, South Delhi registered as per the policy and have paid mixed land use charges have been sealed without verifying the documents;

(b) if so, the number of such cases that have been reported to Government; and

(c) the steps Government has taken to de-seal such properties on priority basis?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) and (b) Information is being collected and will be laid on the Table of the Sabha.

(c) The MPD-2021 has added more activities involving services based on professional skills as professional activity that can be carried out from residential premises. Steps have also been initiated to further expand the permissible professional activities.